178.0	0008	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	705,400	/	705,400
USE VALUE:	705,400	/	705,400
ASSESSED:	705,400	/	705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLEGRINO JOHN/TRUSTEE
Owner 2:	JOHN PELLEGRINO TRUST
Owner 3:	
Street 1:	106 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MELLO EMILIA -
Owner 2:	-
Street 1:	106 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7875.000	245,500	500	459,400	705,400
Total Card	0.181	245,500	500	459,400	705,400
Total Parcel	0.181	245,500	500	459,400	705,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.43 | /Parcel: 343.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121102
GIS Ref
GIS Ref
Insp Date: 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,500	500	7,875.	459,400	705,400		Year end	12/23/2021
2021	101	FV	236,500	500	7,875.	459,400	696,400		Year End Roll	12/10/2020
2020	101	FV	236,600	500	7,875.	459,400	696,500	696,500	Year End Roll	12/18/2019
2019	101	FV	199,900	500	7,875.	459,400	659,800	659,800	Year End Roll	1/3/2019
2018	101	FV	199,900	500	7,875.	387,200	587,600	587,600	Year End Roll	12/20/2017
2017	101	FV	199,900	500	7,875.	354,400	554,800	554,800	Year End Roll	1/3/2017
2016	101	FV	199,900	500	7,875.	301,900	502,300	502,300	Year End	1/4/2016
2015	101	FV	198,900	500	7,875.	262,500	461,900	461,900	Year End Roll	12/11/2014

!14038!

PRINT

Date	Time
12/30/21	18:13:32

LAST REV

Date	Time
11/17/21	10:24:06

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14038

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLO EMILIA	32317-436		2/2/2001	Family	317,000	No	No		
	9617-557		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	121102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2002	88	Siding	7,300	C				VINYL SIDING
12/20/2000	954	New Wind	1,500	C				REPLACE 12FT BOW W

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
10/15/2008	Meas/Inspect	189	PATRIOT
2/6/2003	External Ins	PM	Peter M
3/2/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7875		Sq. Ft.	Site		0	70.	0.83	7									459,373						459,400	

Total AC/HA:	0.18079	Total SF/SM:	7875	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,373	Spl Credit		Total: 459,400

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99672854
Adj $ / SQ:	134.558
Other Features:	90300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355762
Depreciation:	110286
Depreciated Total:	245476

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

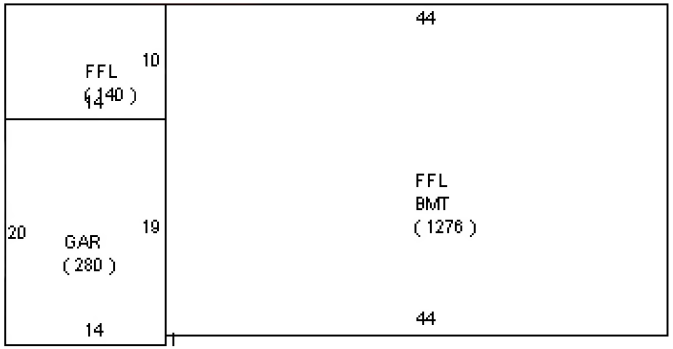
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.56
Special Features:	0	Val/Su Net:	82.60
Final Total:	245500	Val/Su SzAd	173.38

SKETCH



Sum Area By Label :
FFL = 1416
BMT = 1276
GAR = 280

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,416	134.560	190,535
BMT	Basement	1,276	53.490	68,249
GAR	Garage	280	23.850	6,678

Net Sketched Area:	2,972			Total:	265,462
Size Ad	1416	Gross Area	2972	FinArea	2054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8 x 10	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	18 X 10	A	AV	1970	4.33	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500